

Housing First Fairbanks

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Partnership Among:

- TCC Health Department
- Fountainhead Development
- Alaska Mental HealthTrust Authority
- Alaska Housing Finance Corporation
- Rasmuson Foundation

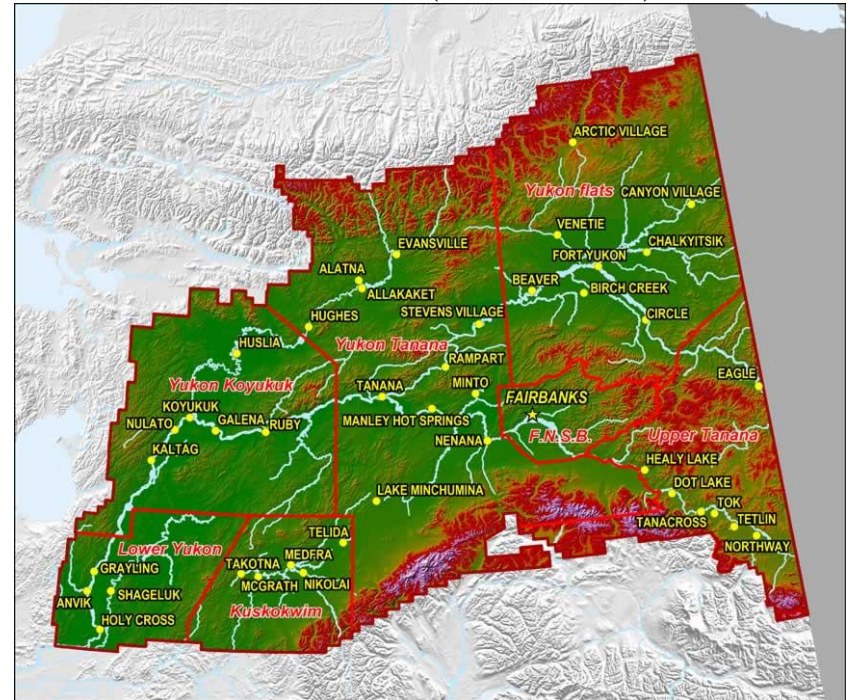
TCC Involvement

“TCC is proud to be introducing this program to the community,” said TCC President Jerry Isaac. “It is important for us to help the people in our region who need it the most.”



Tanana Chiefs Conference (TCC)

- Represents 42 members
- 235,000 square miles
- Provides
 - Health services
 - Tribal development
 - Education/employment services
 - Natural resources management
 - Realty (Trust & Restricted Lands Management)





TCC HEALTH SERVICES VISION

Healthy People Across Generations.

TCC Health Services Mission

TCC Health Services,
*In Partnership with those we
serve,*

Promotes and Enhances Spiritual,
Physical, Mental and Emotional
Wellness Through Education,
Prevention and the Delivery of
Quality Services.

Why Housing First?

2007-2008

Seven people freeze to death in Fairbanks. Six of them are known homeless chronic inebriates.

Richard, Julie, Carleen, Suzy, Cheryl and Jeff died because there was not shelter for them. There are gaps in the array of services for chronic inebriates in Fairbanks – including the lack of an emergency shelter.

Evolution of Housing First

An ecumenical group was formed by downtown churches to investigate how the chronic inebriate homeless population could be served. A damp shelter – an emergency shelter for chronic inebriates was discussed. The tribes of TCC voted to partner with the Ecumenical Mission for Shelter. While investigating models for such a shelter, the Housing First program was brought to our attention. It is decided that this would be the priority for our work.

Housing First Approach

- Housing First is a documented SAMHSA best practice to reduce homelessness among chronic alcoholics
- Provides a safe place to live without requiring sobriety as a pre-condition for housing
- Secure housing is the first step to developing the skills for improved self-sufficiency and community re-integration
- All services are voluntary, but available services include case management, medical services, behavioral health services, and other social services

Numerous efforts converged to make the Housing First program become a reality:

- TCC Executive Board of Directors passed and 42 tribes unanimously approved a resolution to provide housing for the chronically homeless alcoholics in Fairbanks
- Fountainhead Development owner, Tim Cerny, was in discussion with bank to purchase the hotel
- Fairbanks community members toured 1811 Eastlake program in Seattle & Duluth Housing First Program
- Alaska Housing Finance Corporation and Alaska Mental Health Trust Authority made funding available and invited TCC to apply

Alaska Housing Finance Corporation

- Special Needs Housing Grant (SNHG)
 - Funded
- Targets Mental Health Trust Beneficiaries
 - Including chronic homeless alcoholics
- Funding includes
 - Acquisition and Rehabilitation of a facility
 - Operations for the facility
 - Supportive Services for residents

Housing First Facility



- Former Hotel secured/held by local businessman for project
- 63,176 square feet
- Fully renovated prior to closing
- All furnishings are new
- 102 hotel rooms – too large for just Housing First
- Fully-functioning restaurant kitchen and dining area

Two Uses of the Building - Housing First

- 47 Units
 - 39 Efficiencies
 - 8 1-bedroom apartments (transitional housing)
- A commercial kitchen with restaurant grade appliances, food preparation areas, and storage areas on the first floor.
- A large dining room for common meals on the first floor.
- A large meeting/group room on the second floor.
- An enclosed outdoor courtyard.
- Space available for development of an onsite clinic for medical, dental and optometry services.

Two Uses of the Building - Patient Medical Hotel

- The south side of the building will be used as a Medical Hotel for persons staying in Fairbanks for medical treatment and/or their families.
 - 37 hotel rooms with microwave and fridge
 - Separate entrance/lobby from Housing First section

Building Cost

- \$2.5 million
- \$60 /square foot to purchase
- The cost to build a similar building would be \$230/square foot

Funding to Purchase the Building

- Housing First section was purchased with SNHG Capital Development funding by the Tanana Chiefs Conference for \$1,800,000 (soft costs, rent-up reserve, and operating reserves not included).
- The Medical Hotel section of the building was purchased by the Tanana Chiefs Conference for \$700,000.

Tim Cerny, President Fountainhead Development



Option To Purchase Real Estate

- TCC and Fountainhead entered an option to purchase real estate agreement. Fountainhead Development will:
 - renovate the building to meet the specifications of the Housing First program at cost as described in the Supportive Need Housing Grant application
 - sell the building “turn-key” to the Tanana Chiefs Conference.
 - Legally separate the two sides of the building by commercial condominium or equivalent prior to purchase.

Housing First Annual Income

Anticipated income is projected from the following sources:

- ❖ Special Needs Housing Grant – Operations
- ❖ Special Needs Housing Grant –
Supportive Services
- ❖ Mental Health Trust
- ❖ Medicaid
- ❖ Rental & Laundry (Housing Choice Vouchers)

Housing First Staffing

1	FTE	Program Director
1	FTE	Clinician
2	FTE	Case Managers
5.5	FTE	Front Desk Monitors
.5	FTE	Cook
.5	FTE	Cook Assistant
.5	FTE	Facility Manager

Services

- Three Meals a Day at no cost
- Case Management
- Groups – AA, NA, Traditional Talking Circles
- Community Building Activities
- Vocational Training Opportunities to develop onsite – Laundry Service, Food Service

Case Management - An Important Service!

Darlene Christensen,
Housing First Case Manager

Housing First

Case Management

Planning, Coordinating, Monitoring and Evaluating Services

- Food Stamps
- Medicaid
- Medicare
- SSI/SSDI
- CAMA (Chronic & Acute Medical Assistance)
- Housing Vouchers
- FNSB Disability ID

Planning, coordinating, monitoring....

- Finances/Budgeting
- Employment
- Training/Education/MASST
- Daily Living Skill

Medical Maintenance

- Refer for Medical Treatment
- Medication Refill
- Coordinate Transportation to Site
- Refer for Dental
- Specialty Clinic-ENT, Eye
- Behavioral Health
- Alcohol Assessments

Emotional Support

- Refer for Counseling
- Talking Circle
- AA Meetings
- Community Meetings
- Spirituality
- Living Skills Group
- Personal Hygiene

Cultural Activities

- Monthly Cultural Dinner/Volunteers
- Crafts/Games
- Family Holiday Activities
- Special Guests
- Community Potlatch

TENANTS

Solicited Applications from known target population – 119 applications

Wait List at 300 now – most would qualify

Need far exceeds capacity

Current Tenants



- 30 of 47 Units Occupied
- Single Occupancy Only
- Fully Occupied End of December

Tenant Emergency Service Use Overview

Tenant “A”

	2011	By Quarter	5-7/2012 In Residence
ER Visits	121	30.25	1
Detox Visits	33	8.25	2
CSP Pick-ups	108	27.00	5
Police Contact	146	36.50	0

Tenant Emergency Service Use Overview

Tenant “B”

	2011	By Quarter	5-7/12
ER Visits	24	6.0	1
Detox Visits	26	6.5	0
CSP Pick-ups	46	11.5	6
Police Contact	29	7.25	2

COST SAVINGS SNAPSHOT

Tenant "A" – ER Visits

2011	121 visits
	<u>X \$250 minimum cost to TCC, if I.H.S. beneficiary</u>
	\$30,250 estimated annual cost to TCC
	\$ 7,562.50 estimated quarterly cost to TCC
2012	1 visit (May-July Quarter in residence)
	<u>X \$250 minimum cost to TCC, if I.H.S. beneficiary</u>
	\$250 estimated cost to TCC – first quarter

Quarterly Savings – ER Visits

2011	\$ 7,562.50 estimated quarterly cost
2012	<u>\$ 250.00 estimated 1st Quarter cost</u>
Savings:	\$ 7,312.50
	<i>estimated 1st quarter, in residence</i>

NOTES:

The 2011 data is verified.

*The data for the first quarter, in residence, is based on program documentation and may not include all contacts tenant had with the service providers. The number of contacts will be formally verified with service providers during our **evaluation process**.*

Formal Evaluation is being Conducted.



I was very pleased that Shirley Lee asked me to sit on the Advisory Board of the Housing First Program in Fairbanks. I have been involved in the area of substance abuse prevention and treatment in Alaska for more than a decade as a director of Akeela, Inc. I see the Housing First model as an important part of addressing the issues of chronic alcoholism and substance abuse in our community.

Aaron Schutt
President of Doyon, Ltd. and
Member, Friends of Housing First Committee, Fairbanks



Housing First Fairbanks

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